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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023100687

Project Title: US 395 & Air Expressway Auto & Truck Fueling and Commercial Center (CUP 22-24 and LDP 22-18)

Lead Agency: City of Adelanto

Contact Name: Louis Morales

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Project Location: Adelanto (*City*) San Bernardino (*County*)

Project Description (Proposed actions, location, and/or consequences).

The proposed project would involve the construction and operation of an auto and truck fueling and commercial center. The commercial center development would consist of two parcels totaling 4.65-acres (202,605 square feet). The proposed development would include a new retail building (a food mart) consisting of 4,960 square feet and a second floor office and storage area consisting of 1,200 square feet; two covered fuel dispensing areas consisting of 6 pumps for trucks and a second fueling area consisting of 9 pumps for smaller vehicles; and a 4,883 square foot building that would include a 2,600 square foot quick serve restaurant (QSR) and a 2,283 square foot retail space. Underground storage tanks (USTs) for fuel storage would be located along the east side of the project site. Access to the site is via a driveway on the projects frontage with Air Expressway and a second driveway connecting to Cholla Avenue accessible via Montezuma Street. A total of 71 parking spaces would be provided including 68 standard stalls and 3 ADA accessible stalls for vans. Landscaping would be provided around the site's perimeter, around the buildings, and within the parking area. Finally, an 80 foot high "Freeway Sign" located in the center of the site. Landscaping would total 24,025 square feet.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality Mitigation Measure No. 1. The Applicant shall prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project. Biological Resources Mitigation Measure No. 1. Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of project related ground disturbance. Biological Resources Mitigation Measure No. 2. The following mitigation measures are applicable to the Joshua Tree that is present on the project site.1. The Joshua tree will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the city where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded as per City requirements. Cultural Resources Mitigation Measure No. 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed. Transportation Mitigation Measure No. 1. The project will be conditioned to dedicate the required right of way and construct the half-width of the ultimate cross-section of Air Expressway which, because of the proximity of the project's frontage to Highway 395, the improvements effectively reconfigure the intersection's eastbound approach to Highway 395.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
California Department of Transportation